



**Keith W. Davis, Esq.**

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February 8, 2024  
Via E-Mail

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Nathan E. Nason, Esquire  
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Karen Golonka  
Community Development Dept.  
Town of Lake Park  
535 Park Avenue  
Lake Park, FL 33403

Re: Appeal of Town of Lake Pake Park Historic Preservation Board (HPB) decision regarding the proposed re-development of 918 Park Avenue; Order of Procedure.

Dear Mr. Nason & Ms. Golonka:

It is my understanding that Thomas J. Baird, the Lake Park Town Attorney, has been assisting Ms. Golonka and the Town's Community Development Department with the HPB decision regarding the above referenced matter, and that he may be presenting arguments with respect to that decision at the appeal hearing before the Lake Park Town Commission on February 27, 2024. As a result, and in order to avoid any actual or perceived conflict with the appeal proceedings, I have been retained to represent the Lake Park Town Commission for the limited purpose of hearing and ruling on the above referenced appeal.

I am presenting each of you with the procedures that the parties will follow during the appeal hearing. Given that this will be an appeal hearing, these procedures are generally consistent with those used by our state's appellate courts. One significant difference is that the Town Commissioners will hold their questions during the parties' oral arguments. At the conclusion of all of the arguments, the Commissioners may ask questions of either party. The specific procedures are as follows:

- No new evidence or witness testimony may be presented to the Town Commission by the parties at the hearing; this is a record proceeding.
- Each party will have a total of 20 minutes to present their arguments to the Town Commission.
- Since this is a record proceeding, arguments shall be based on the evidence that was considered by the HPB, and the "record" that was created at the HPB hearing.

- The “record” that was created at the HPB hearing consists of the transcript of the hearing and any exhibits, reports, etc., that were presented to the HPB.
- The Adler at Lake Park, LLC, as Appellant, will present first.
- The Appellant may reserve time from its 20 minute total for rebuttal. Rebuttal shall be limited to addressing issues raised by Appellee during its presentation.
- The Town Community Development Dept., as Appellee, will present second and will have no opportunity for any rebuttal.
- As this is an appeal based upon the record of the proceeding below, there will be no public comment.

The issue on appeal is whether the HPB’s Final Order should be affirmed, modified, or reversed based upon the presentations of the two parties from the evidence in the record, and in accordance with Town Code Sec. 66-14. I look forward to seeing you all on February 27, 2024.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Keith W. Davis', with a large, sweeping flourish extending to the right.

Keith W. Davis, Esq.  
Davis & Associates, P.A.  
Special Counsel to the Lake Park Town Commission

cc: Thomas J. Baird, Esq.